To: Planning Committee

From: Brian J. Jackson
Director of Development

Re: Application by Avis Homes Ltd. for Rezoning at 3491/3511 Lockhart Road from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B)

Date: May 20, 2008

RZ 07-384769
File: 12-8060-20-8378

Staff Recommendation

That Bylaw No. 8378, for the rezoning of 3491/3511 Lockhart Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Single-Family Housing District, Subdivision Area B (R1/B)", be introduced and given first reading.

Brian Jackson, MCIP
Director of Development

EL:blg
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

<table>
<thead>
<tr>
<th>ROUTED TO:</th>
<th>CONCURRENCE</th>
<th>CONCURRENCE OF GENERAL MANAGER</th>
</tr>
</thead>
<tbody>
<tr>
<td>Real Estate Services</td>
<td>Y ☑ N □</td>
<td>[signature]</td>
</tr>
</tbody>
</table>

2452060
Staff Report

Origin

Avis Homes Ltd. has applied to the City of Richmond for permission to rezone 3491/3511 Lockhart Road (Attachment 1) from Single-Family Housing District, Subdivision Area E (R1/E) to Single-Family Housing District, Subdivision Area B (R1/B) in order to permit the site to be subdivided into two (2) single-family residential lots.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (Attachment 2).

Surrounding Development

The area is an established residential neighbourhood containing a mix of older and newer single-family lots zoned Single-Family Housing District, Subdivision Area E (R1/E) and Single-Family Housing District, Subdivisions Area B (R1/B), and a number of older duplex lots that are either non-conforming or zoned Two-Family Housing District (R5).

Numerous similar applications to rezone and subdivide nearby properties to Single-Family Housing District, Subdivision Area B (R1/B) have been approved along this section of Lockhart Road since the early 1990’s. Recently, four applications to rezone nearby properties along Lockhart Road have been approved (reference files RZ 05-315343, RZ 06-344783, RZ 06-345319, RZ 07-367100), and two applications are in circulation (reference files RZ 07-390593 and RZ 08-403603).

Related Policies & Studies

Lot Size Policy 5447

The subject property falls within the area covered by Single-Family Lot Size Policy 5447 (Attachment 3). This Policy was adopted in September, 1991 and amended in October, 2003. This Policy permits subdivision to Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide) for the majority of properties within the area. The proposed rezoning to “Single-Family Housing District, Subdivision Area B (R1/B)” conforms to the Lot Size Policy.

Staff Comments

Tree Preservation

A Tree Survey (Attachment 4) submitted by the applicant indicates the location of three (3) bylaw-sized trees on site. A Certified Arborist’s report was submitted by the applicant in support of the application. The report recommends removal of all bylaw-sized trees on-site. The City’s Tree Preservation Coordinator has reviewed and concurred with the Arborist’s recommendations for removal of the bylaw-sized trees due to conflict with proposed development plans.

Based on the 2:1 tree replacement ratio goal stated in the Official Community Plan (OCP) and the size requirements for replacement tree in the Tree Protection Bylaw No. 8057, six (6) replacement trees with the following minimum caliper sizes are required:
- two (2) trees of 11 cm;
- two (2) trees of 10 cm; and
- two (2) trees of 6 cm.

In order to ensure that the landscaping works are undertaken, the City will require a Landscaping Security in the amount of $3,000 for planting of six (6) replacement trees on-site prior to final adoption of the rezoning bylaw. If replacement trees could not be accommodated on-site, cash-in-lieu ($500/tree) for off-site planting would be required.

Both the Tree Survey and the Arborist Report make reference to an existing mature hedge (or row of trees) located on the two adjacent properties to the north of the subject site (3260 and 3280 Granville Avenue). The entire length of the hedge must be protected with a tree protection barrier at a minimum of 1.2 m (4 ft.) out from the north property line prior to final adoption or prior to demolition of the existing dwelling on the subject property (whichever occurs first), and remain on-site until the construction of the future dwellings is completed.

**Affordable Housing**
Council adopted an Interim Affordable Housing Strategy for Single-Family Developments on April 28, 2008. This interim policy applies to in-stream single-family rezoning applications received after July 1, 2007, until a revised Richmond Affordable Housing Strategy related to single-family rezoning applications is approved.

In order to help meet the City’s targets for affordable subsidized rental housing, the applicant has agreed to provide a voluntary cash contribution for affordable housing based on $1 per square foot of building area for single-family developments (i.e. $ 6,236).

**Flood Management**
In accordance with the Interim Flood Protection Management Strategy, registration of a Flood Indemnity Covenant on title is required prior to final adoption of the rezoning bylaw.

**Subdivision**
At future Subdivision stage, the developer will be required to pay Neighbourhood Improvement Charges for future road improvements and Servicing Costs.

**Analysis**
The purpose of this rezoning application is to facilitate a two-lot subdivision in accordance with the provisions of Lot Size Policy 5447. Staff support the proposed rezoning, as it is consistent with the applicable land use designation guiding development in this section.

**Financial Impact or Economic Impact**
None.
Conclusion

This rezoning application to permit subdivision of an existing large lot into two (2) smaller lots generally complies with Single-Family Lot Size Policy 5447 as well as all land use designations and policies. On this basis, staff support the application.

Edwin Lee  
Planning Technician – Design  
(604-247-4121)

EL:big

The following must be completed prior to final adoption of the rezoning bylaw:

1. Provide a Landscape Security to the City of Richmond in the amount of $3,000 for the planting of six (6) replacement trees (2 trees at 11 cm calliper, 2 trees at 10 cm calliper, and 2 trees at 6 cm calliper, in a mix of coniferous and deciduous) on-site. If replacement trees could not be accommodated on-site, cash-in-lieu ($500/tree) for off-site planting would be required;

2. Installation of tree protection barriers on-site along the entire length of the hedge located on the two adjacent properties to the north of the subject site (3260 and 3280 Granville Avenue) at a minimum of 1.2 m (4 ft.) out from the north property line prior to final adoption of the zoning amendment bylaw or demolition of the existing dwelling on the subject property, whichever occurs first. Submission of dated photographs of the tree protection barriers installed on-site is required;

3. City acceptance of the developer’s offer to voluntarily contribute $1 per buildable square foot (e.g. $6,236) to the City’s Affordable Housing Reserve; and

4. Registration of a flood indemnity covenant on title.

Attachment 1: Location Map  
Attachment 2: Development Application Data Sheet  
Attachment 3: Single-Family Lot Size Policy 5447  
Attachment 4: Tree Survey
**City of Richmond**
6911 No. 3 Road
Richmond, BC V6Y 2C1
www.richmond.ca
604-276-4000

**Development Application Data Sheet**

**RZ 07-384769**  
Attachment 2

**Address:** 3491/3511 Lockhart Road

**Applicant:** Avis Homes Ltd.

**Planning Area(s):** N/A

<table>
<thead>
<tr>
<th>Owner:</th>
<th>Kuljit Singh Dhillon</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Size (m²):</td>
<td>1,157 m² (12,454 ft²)</td>
<td>Two (2) lots – each approximately 578.5 m² (6,227 ft²)</td>
</tr>
<tr>
<td>Land Uses:</td>
<td>One (1) two-family dwelling</td>
<td>Two (2) single-family dwellings</td>
</tr>
<tr>
<td>OCP Designation:</td>
<td>Generalized Land Use Map – Neighbourhood Residential</td>
<td>No change</td>
</tr>
<tr>
<td>Area Plan Designation:</td>
<td>N/A</td>
<td>No change</td>
</tr>
<tr>
<td>702 Policy Designation:</td>
<td>Lot Size Policy 5447 permits rezoning and subdivision of the subject site to Single-Family Housing District, Subdivision Area B (R1/B) (minimum 12 m or 39.4 ft. wide.)</td>
<td>No change.</td>
</tr>
<tr>
<td>Zoning:</td>
<td>Single-Family Housing District, Subdivision Area E (R1/E)</td>
<td>Single-Family (Density Bonus) Housing District, Subdivision Area B (R10/B)</td>
</tr>
<tr>
<td>Number of Units:</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Other Designations:</td>
<td>N/A</td>
<td>No change</td>
</tr>
</tbody>
</table>

**On Future Subdivided Lots**

<table>
<thead>
<tr>
<th>Bylaw Requirement</th>
<th>Proposed</th>
<th>Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Floor Area Ratio:</td>
<td>Max. 0.55</td>
<td>Max. 0.55</td>
</tr>
<tr>
<td>Lot Coverage – Building:</td>
<td>Max. 45%</td>
<td>Max. 45%</td>
</tr>
<tr>
<td>Lot Size (min. dimensions):</td>
<td>360 m²</td>
<td>678.5 m²</td>
</tr>
<tr>
<td>Setback – Front &amp; Rear Yards (m):</td>
<td>Min. 6 m</td>
<td>Min. 6 m</td>
</tr>
<tr>
<td>Setback – Side Yards:</td>
<td>Min. 1.2 m</td>
<td>Min. 1.2 m</td>
</tr>
<tr>
<td>Height (m):</td>
<td>2.5 storeys</td>
<td>2.5 storeys</td>
</tr>
</tbody>
</table>

**Other:** Tree replacement compensation required for removal of Bylaw-sized trees.
POLICY 5447:

The following policy establishes lot sizes in a portion of Section 15-4-7, located generally between the south side of Granville Avenue, the west side of Marrington Road, the north side of Moresby Drive and No. 1 Road:

That properties within the area generally bounded by the south side of Granville Avenue, the north side of Moresby Drive, the west side of Marrington Road and No. 1 Road, in a portion of Section 15-4-7, be permitted to subdivide in accordance with the provisions of Single-Family Housing District (R1/B) in Zoning and Development Bylaw 5300, with the following provisions:

(a) That properties between and including 3620 and 3780 Granville Avenue be permitted to subdivide as per Single-Family Housing District (R1/C) zoning;

(b) That properties between and including 7151 and 7031 Marrington Road be permitted to subdivide as per Single-Family Housing District, Subdivision Area K (R1/K) zoning;

and that this policy, as shown on the accompanying plan, be used to determine the disposition of future single-family rezoning applications in this area, for a period of not less than five years, unless changed by the amending procedures contained in the Zoning and Development Bylaw.
Subdivision permitted as per R1/B with the following provisions:

1. Between 3620 and 3780 Granville Avenue R1/C.
2. Between 7151 and 7031 Marrington Road R1/K.
TREE SURVEY PLAN OF LOTS 1 AND 2
FORMERLY LOT 25
SECTION 15, BLOCK 4 NORTH, RANGE 7 WEST
NEW WESTMINSTER DISTRICT, PLAN 15447

NOTE:
1. Lot dimensions are derived from field survey.
2. All trees as required by Richmond Tree Protection By-law have been plotted.
3. Elevations are derived from the Cadastral Datum of Richmond Bench mark: 493 (Place) - elevation = 2.325 m

LOCKHART ROAD

CIVIC ADDRESS
3491 LOCKHART ROAD
RICHMOND, B.C.

CERTIFIED CORRECT.
DATED THIS 8TH DAY OF JUNE, 2007

LOUIS NGAN
B.C.L.S.

© LOUIS NGAN LAND SURVEYING INC., 2007
PID: 010-118-381
FILE: PI-D-3491TREE
Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8378 (RZ 07-384769)
3491/3511 LOCKHART ROAD

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it SINGLE-FAMILY HOUSING DISTRICT, SUBDIVISION AREA B (R1/B).

P.I.D. 010-118-381
Lot 25 Section 15 Block 4 North Range 7 West New Westminster District Plan 15447

2. This Bylaw may be cited as “Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8378”.

FIRST READING
A PUBLIC HEARING WAS HELD ON
SECOND READING
THIRD READING
OTHER REQUIREMENTS SATISFIED
ADOPTED

__________________________________________
MAYOR

CORPORATE OFFICER